

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON AUGUST 17, 2005  
(Approved September 21, 2005)

The Planning Commission held their monthly meeting on Wednesday, August 17, 2005. Present for the meeting were Harold Kulp, Roy Kolb, Constance Megay, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

No citizen comments.

**1. MINUTES**

Mr. Woessner moved to approve the July 20, 2005 monthly meeting minutes as amended. Mr. Kolb seconded the motion. Mr. Parson and Mrs. Megay abstained due to their absence at the July 20, 2005 monthly meeting. The motion carried with a 3-2 vote. Amendment being under subheading, Ivywood Estates, in the second paragraph add "dated July 19, 2005" to the end of the last sentence.

**2. IVYWOOD ESTATES**

The applicant withdrew their project from agenda.

**3. MAACK RESIDENTIAL, LP**

Mr. Michael Gambone of Gambone Development Group and Mr. William Conver of Conver and Smith Engineering, Inc. were present.

There was a review of Maack Residential sketch subdivision plan dated July 8, 2005 in accordance with Township Engineer letter dated July 27, 2005, Traffic Engineer letter dated August 5, 2005 and Township Planner letter dated August 2, 2005

The Planning Commission requested the name of the Maack Residential, LP subdivision and land development plan be changed to avoid confusion between the two projects.

**4. HIDDEN ACRE ESTATES**

Mr. Anthony Hibbeln of Hibbeln Engineering Co, LLC was present.

Mr. Woessner moved to recommend sketch plan approval for Hidden Acre Estates subdivision and land development in accordance with draft resolution dated August 9, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

**5. YORGEY SUBDIVISION**

There was no representation available for discussion regarding the Yorgey preliminary subdivision plan last revised July 6, 2005 and the plan was not reviewed.

## **6. COVENTRY SELF STORAGE**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. was present.

Mrs. Megay moved to recommend preliminary plan approval for Coventry Self Storage subdivision in accordance with draft resolution dated August 9, 2005, including change to No. 3 on Page 3 by closing the end parenthesis. Mr. Woessner seconded the motion. The motion carried unanimously.

## **7. CINGULAR PENNSYLVANIA LLC**

Mr. James Strong, counsel for Cingular Pennsylvania LLC, Mr. Brian Laslo of Cingular Pennsylvania, LLC and Mr. Rob Monahan, Engineer for Cingular Pennsylvania, LLC were present.

Mrs. Megay moved to recommend a waiver from Section 304.3.A(5) of the Subdivision and Land Development Ordinance to allow the application to proceed concurrently through Preliminary Plan and Final Plan approval process. Mr. Kolb seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waivers from Section 304.3.A(12) of the Subdivision and Land Development Ordinance to allow the rights-of-way along Bethel Road and Ridge Road to not be shown with bearings and distances and Section 304.3.A(16) of the Subdivision and Land Development Ordinance to allow the widths of existing rights-of-way and cartways to not be shown. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend a waiver from Section 304.3.D of the Subdivision and Land Development Ordinance to allow the exclusion of a Preliminary Resource and Conservation Plan from the Preliminary Plan requirements. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waivers from Section 304.3.F(3) of the Subdivision and Land Development Ordinance to allow the rights-of-way along Bethel Road and Ridge Road to not be shown with bearings and distances and Section 306(1) of the Subdivision and Land Development Ordinance to allow the exclusion of a Preliminary Conservation Plan from the Preliminary Plan requirements. Mrs. Megay seconded the motion. The motion carried unanimously.

There was a review of Cingular Pennsylvania, LLC preliminary land development plan dated July 12, 2005 in accordance with Township Engineer letter dated July 19, 2005 and Township Planner letter dated July 22, 2005

## **8. MAACK RESIDENTIAL, LP**

Mr. Kulp moved to accept for review the Maack Residential LP subdivision and land development sketch plan dated July 25, 2005. Mr. Kolb seconded the motion. The motion carried unanimously.

**9. SHARP SUBDIVISION**

Mr. Kulp moved to accept for review the Sharp subdivision and land development preliminary plan last revised July 27, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

**10. THE ENCLAVE AT ELLIS WOODS**

Mrs. Megay moved to accept for review the Enclave at Ellis Woods subdivision and land development sketch plan dated August 8, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

**11. BAUMAN SUBDIVISION**

Mr. Kolb moved to accept for review the Bauman subdivision and land development sketch plan dated July 28, 2005. Mr. Kulp seconded the motion. The motion carried unanimously.

**12. WOODCREST ESTATES II**

Mrs. Megay moved to accept for review the Woodcrest Estates II subdivision and land development sketch plan dated August 3, 2005. Mr. Kolb seconded the motion. The motion carried unanimously.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

A workshop meeting will be held on September 1, 2005 to discuss the proposed zoning ordinance and the next monthly meeting will be held September 21, 2005.

**ADJOURNMENT**

Mrs. Megay moved to adjourn the monthly meeting at 8:25 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary